



- A WELL PRESENTED SEMI DETACHED EDWARDIAN PROPERTY
- FOR SALE FOR THE FIRST TIME IN NEARLY 50 YEARS
- SOUGHT AFTER LOCATION CLOSE TO THE TOWN AND PROMENADE
- WONDERFUL VIEWS ACROSS THE TOWN AND OUT TO SEA
- MANY ORIGINAL FEATURES THROUGHOUT
- EXTENSIVE ACCOMMODATION
- THREE RECEPTION ROOMS, FITTED AGA, FIVE BEDROOMS, LOFT ROOM
- KITCHEN, BREAKFAST ROOM AND DINING ROOM

Dawlish Road, Teignmouth, TQ14 8TE Guide Price £475,000

Cofford is a delightful traditionally styled Edwardian family home, set in a convenient position close to Teignmouth town centre and promenade. With expansive accommodation including three reception rooms, five bedrooms plus an attic room. Enclosed walled garden to the rear. The property is rich in character and charm with many original features.



Property Description

uPVC obscure double glazed entrance door into...

ENTRANCE VESTIBULE

Decorative tiled floor, door with stained glass windows and leaded lattice-work, corresponding side panels.

ENTRANCE HALLWAY

A welcoming entrance hallway with stairs rising to the upper floors, attractive staircase with newel posts and turned spindles. Radiator. Door to useful under stairs store cupboard. Doors to...

SITTING ROOM/LOUNGE

uPVC double glazed bay window overlooking the front aspect with views across the front gardens and enjoying far reaching sea views to the Babbacombe coastline and Orestone. Triple radiator, picture rail, original cornice and rose to ceiling, feature fireplace with inset coal effect gas fire, marble hearth, tiled surround with wooden mantle over.

FORMAL DINING ROOM

uPVC double glazed window with views to the rear patio and gardens. Two radiators, picture rail, cornice, ceiling rose. Serving hatch.

BREAKFAST ROOM

uPVC double glazed window to side aspect, range of bespoke fitted display shelving, cupboards over and under the serving hatch. Door to cupboard housing factory lagged hot water cylinder with slatted shelving above. Superb fitted Aga with tiled surround. Obscure glazed door leading through to the...





KITCHEN

Wooden fronted cupboard and drawer base units under laminate rolled edge work surface with tiled splash backs, integrated electric oven, four ring gas hob, chimney style extractor over, one and a half bowl granite sink unit with mixer tap over, space for upright fridge freezer, integrated dishwasher, uPVC double glazed window overlooking the side gardens, corresponding eye level units, wall mounted gas boiler providing the central heating system throughout the property. Doorway through to...

REAR HALLWAY

With double glazed windows and door with outlook and access to the side and rear gardens. Radiator. Door to...



GROUND FLOOR SHOWER ROOM

Tiled shower cubicle with sliding glazed door and screen, fitted shower, wall hung corner wash hand basin, low level WC, mirror fronted medicine cabinet, radiator, fitted extractor.

UTILITIES CUPBOARD

With space and plumbing for washing machine, fitted shelving.



GALLERIED LANDING

Split level landing with stairs to upper floor. Radiator, high level uPVC double glazed window, continuation of newel posts and turned spindles. Doors to...

BEDROOM ONE

uPVC double glazed bay window to front aspect with superb far reaching sea views, bay radiator, cast iron fireplace with tiled hearth, surround and wooden mantle, picture rail. Doors to fitted wardrobes with hanging rails and fitted shelving, high level storage over.

BEDROOM TWO

uPVC double glazed window overlooking the enclosed rear gardens enjoying views across neighbouring properties to rural Shaldon and Ringmore. Radiator, picture rail, range of fitted bedroom furniture including wardrobes, dressing table and storage. Vanity unit with inset ceramic wash hand basin and fitted mirror.

BEDROOM THREE

uPVC double glazed window to front aspect enjoying the aforementioned sea views. Radiator. Range of fitted bedroom furniture.

LOWER LANDING

With attractive feature arch. Radiator. Doors to...

BEDROOM

uPVC double glazed window with pleasant outlook to the walled rear garden. Radiator. Recessed shelving.

BEDROOM

uPVC double glazed window to side aspect. Radiator. Fitted wardrobes, display shelving.

MODERN FITTED SHOWER ROOM

Shower enclosure with glazed screen, obscure uPVC double glazed window, recessed spotlighting, fitted extractor, WC with concealed plumbing, hand basin set into high gloss vanity unit, fitted mirror, ladder style towel rail/radiator.

UPPER FLOOR LANDING

Radiator, access to extensive eaves storage. Door to store cupboard. Radiator. Door to...

LOFT ROOM

Radiator. Skylight window, fitted blinds. Enjoying views over nearby rooftops into the river Teign estuary taking in Shaldon, Ringmore, open farmland beyond heading inland towards Dartmoor.

ADDITIONAL ROOM

WC, radiator, dressing table with sliding drawer unit, inset wash hand basin with cold water tap, fully tiled walls.

OUTSIDE

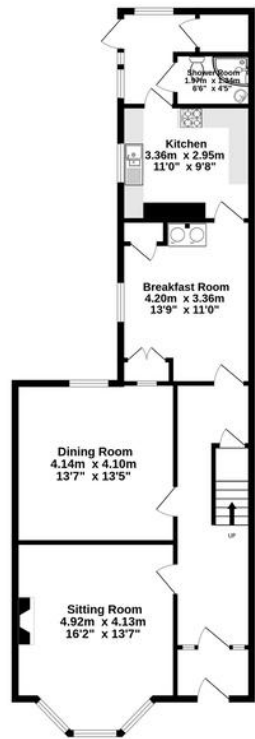
Pillared and gated access with steps rising through raised retained well stocked flower beds to a paved terrace enjoying superb sea and coastal views. The front gardens consist of a sloping lawn with well stocked and tended flower bed borders and the paved terrace extends to the main entrance continuing to the side of the property where there is gated access to a fully enclosed walled garden. continuation of paving providing an upper and lower terrace. Outside water tap. Pergola. A paved pathway divides two areas of level lawn with well stocked borders and mature fruit bearing Bramley apple and pear tree (non fruit bearing). Timber garden beach hut. Door to **WORKSHOP** with power and lighting, overlooking the enclosed gardens. The workshop offers potential to provide a detached office/work space. The gardens enjoy the passage of the sun throughout the day.

MATERIAL INFORMATION - Subject to legal verification

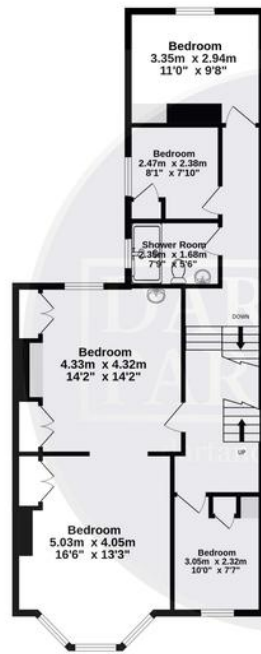
Freehold
Council Tax Band E



Ground Floor
83.0 sq.m. (893 sq.ft.) approx.



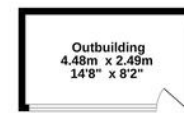
1st Floor
78.6 sq.m. (846 sq.ft.) approx.



2nd Floor
38.6 sq.m. (416 sq.ft.) approx.



Outbuilding
11.2 sq.m. (120 sq.ft.) approx.



TOTAL FLOOR AREA : 211.4 sq.m. (2275 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements